

WILMINGTON FACILITY MASTER PLAN

WILMINGTON COMMITTEE MEETING | June 29, 2016



FACILITY MASTER PLAN COMMITTEE

WILMINGTON COMMITTEE MEETING | June 29, 2016



- George Hooper, Chairman, Permanent Building Committee
- Jeffrey Hull, Town Manager
- Diane Allan, Permanent Building Committee
- Mary DeLai, Superintendent of Schools
- Valerie Gingrich, Director of Planning & Conservation
- Jack Holloway, Permanent Building Committee
- Theresa Manganelli, Finance Committee
- Paul Melaragni, Permanent Building Committee
- Joseph Parrella Jr., Permanent Building Committee



MASTER PLAN CONSULTANTS

WILMINGTON COMMITTEE MEETING | June 29, 2016



The Cecil Group
A subsidiary of Harriman



■ Steven G. Cecil Principal

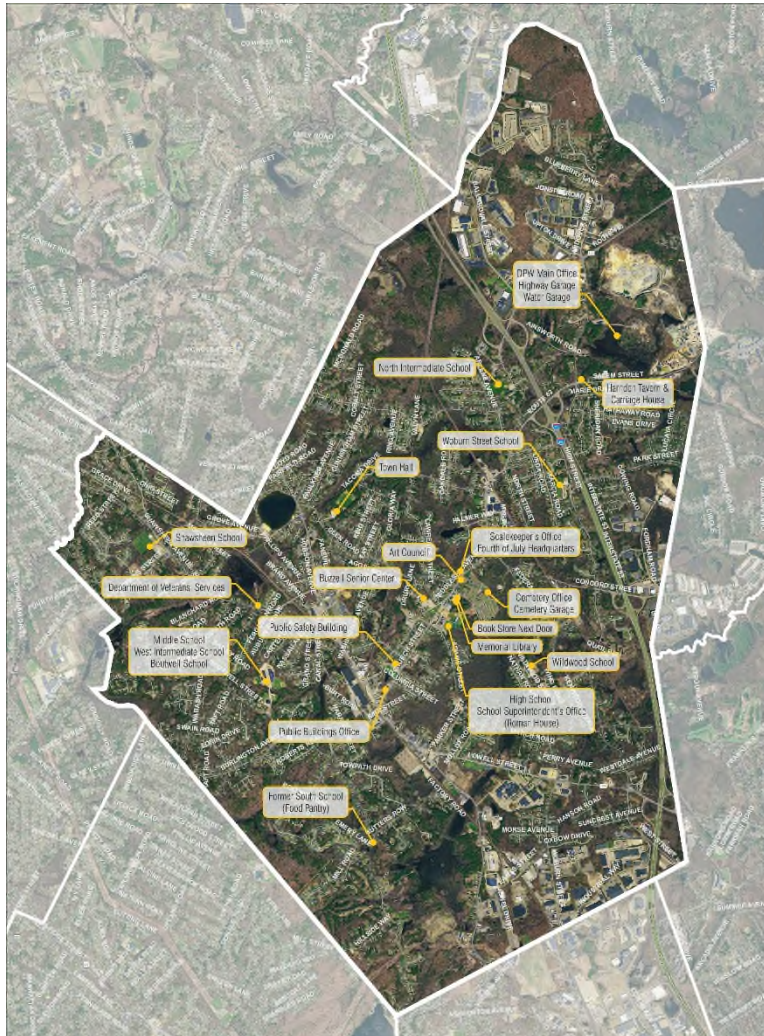


■ William H.G. Gatchell Senior Architect



■ Emily M. Bennett Assistant Planner





■ MASTER PLAN OVERVIEW

- Facility and Site Conditions
- Facility Program
- Education Analysis
- Community Survey
- Facility Drivers

■ FACILITY ALTERNATIVES

- Municipal Facility Alternatives
- Municipal Discussion
- Educational Facility Alternatives
- Educational Discussion

■ NEXT STEPS AND REFINEMENT

- Closing Statements



MUNICIPAL FACILITIES

- Town Hall
- Memorial Library
- Wilmington Memorial Public Safety Building
- Public Buildings Office
- Buzzell Senior Center
- Department of Veteran's Services (West School)
- School Administration Building (Roman House)
- South School (Food Pantry)
- Department of Public Works (Garage)
- Water Division Garage
- Cemetery Office
- Cemetery Garage
- Department of Public Works/ Water Department Offices
- Harnden Tavern
- Carriage House
- Minuteman Headquarters
- Scalekeeper's Office
- Arts Council
- Fourth of July Headquarters
- Book Store
- Bath House
- Moth House/Morse Barn



EDUCATIONAL FACILITIES

- North Intermediate School
- West Intermediate School
- Woburn Street School
- Shawsheen School
- Wildwood School
- Boutwell School



WILMINGTON FACILITY AND SITE CONDITIONS



OBSERVATIONS AND FINDINGS

- Site Assessment
- Building Exterior
- Building Interior
- Structure
- Building Systems
- Regulatory Compliance

BUILDINGS SUMMARY RATINGS

- Evaluation and Condition Ratings

BUILDING SYSTEMS REVIEW

- Electrical Conditions
- Plumbing Conditions
- Fire Protection Conditions

CEMETERY OFFICE

LOCATION: 205 MONROE AVENUE
DOWNTOWN, WILMINGTON, DE
YEAR CONSTRUCTED: 1900
BUILDING AREA: 1,000 SF
BUILDING OCCUPANCY: ADMINISTRATIVE OFFICES

FOOD PANTRY
FORMER SOUTH SCHOOL

LOCATION: 1000 S. 10TH STREET
TOTAL # OF STORIES: 1
BUILDING AREA: 1,000 SF
BUILDING OCCUPANCY: COMMUNITY CENTER

DEPARTMENT OF VETERAN SERVICES (WEST SCHOOL)

LOCATION: 1000 S. 10TH STREET
TOTAL # OF STORIES: 1
YEAR CONSTRUCTED: 1900
BUILDING AREA: 1,000 SF
BUILDING OCCUPANCY: ADMINISTRATIVE OFFICES

Description
This is a small, historic building with a gabled roof and a small porch. It is located in the downtown area of Wilmington, Delaware.

Observations and Findings
The building is in good condition. The exterior walls are made of brick and show signs of aging. The roof is in good condition. The interior is in good condition. The building is well-maintained.

Regulatory Compliance
The building is in compliance with all applicable regulations.

WOBBURN STREET SCHOOL BUILDING SUMMARY RATING

1: Poor 2: Fair 3: Good 4: Very Good 5: Brand New X: Requires Immediate Action N/A: Not Applicable

BUILDING EXTERIOR	Exterior Foundation	2
	Brick / Masonry	2
	Siding / Cladding	2
	Windows	2
	Doors	2
	Chimneys / Overhangs	2
	Roof	2
LIFE SAFETY	Smoke Alarm / Early Detection	2
	Life Safety Exit Signs	2
	Life Safety Emergency Lighting	2
INTERIOR	Condition of Walls	2
	Flooring	2
	Ceiling	2
	Stairs	2
	Handrails	2
	Doors	2
	Windows	2
ELECTRICAL	Service Entrance	2
	Panel / Distribution	2
LIGHTING	Lighting	2
	Lighting Controls	2



TOWN HALL is in an aging building and is not designed for its purpose.

MEMORIAL LIBRARY is in generally good condition, although upgrades in building systems and improvements would be needed to meet current practices.

BOOK STORE NEXT DOOR occupies a former residence and is in fair condition.

PUBLIC BUILDINGS OFFICE occupies a former fire station and is in generally fair condition.



PUBLIC SAFETY BUILDING is in generally good condition.

ART COUNCIL BUILDING is in generally poor condition and would not meet some of the current codes for the uses within it.

BUZZELL SENIOR CENTER occupies a renovated school house and is in generally fair to good condition.



HISTORIC AND CULTURE RESOURCES All of the historic structures are in generally fair to good condition.

- These include the Harnden Tavern and Carriage House, the Minuteman Headquarters, the Scalekeeper's Office, the Moth House/Morse Barn, South School and West School, Fourth of July Building and the Roman House.
 - Of these structures, the **Harnden Tavern, Carriage House, Minuteman Headquarters**, and the **South and West School** are being used as cultural and civic facilities.



THE FOURTH OF JULY BUILDING is a small building in fair condition.

THE ROMAN HOUSE the exterior is in poor condition, but is otherwise in relatively good condition.



DEPARTMENT OF PUBLIC WORKS/ WATER DIVISION OFFICES The office building for the DPW and Water Department is in good condition with minor issues.

DEPARTMENT OF PUBLIC WORKS GARAGE is in fair to poor condition.

WATER DIVISION GARAGE at its current site has significant condition issues.

THE CEMETERY GARAGE is in poor condition.

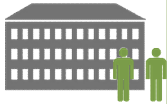


BATH HOUSE is a stout structure in fair condition.

EDUCATIONAL FACILITIES Most of the schools are in good condition and include various life safety, building systems and architectural improvements that have been undertaken over time.

WILDWOOD SCHOOL has significant building condition issues.

MUNICIPAL FACILITY AGE



TOWN HALL
58 YEARS OLD



ROMAN HOUSE
116 YEARS OLD



BUZZELL SENIOR CENTER
81 YEARS OLD



VETERANS' SERVICES
226 YEARS OLD



MEMORIAL LIBRARY
48 YEARS OLD



PUBLIC BUILDINGS OFFICE
62 YEARS OLD



EDUCATIONAL FACILITY AGE



NORTH INTERMEDIATE
54 YEARS OLD



SHAWSHEEN
46 YEARS OLD



WEST INTERMEDIATE
52 YEARS OLD



BOUTWELL
55 YEARS OLD



WILDWOOD
61 YEARS OLD



WOBURN
53 YEARS OLD



WILMINGTON FACILITY PROGRAM





PROGRAM MATRIX

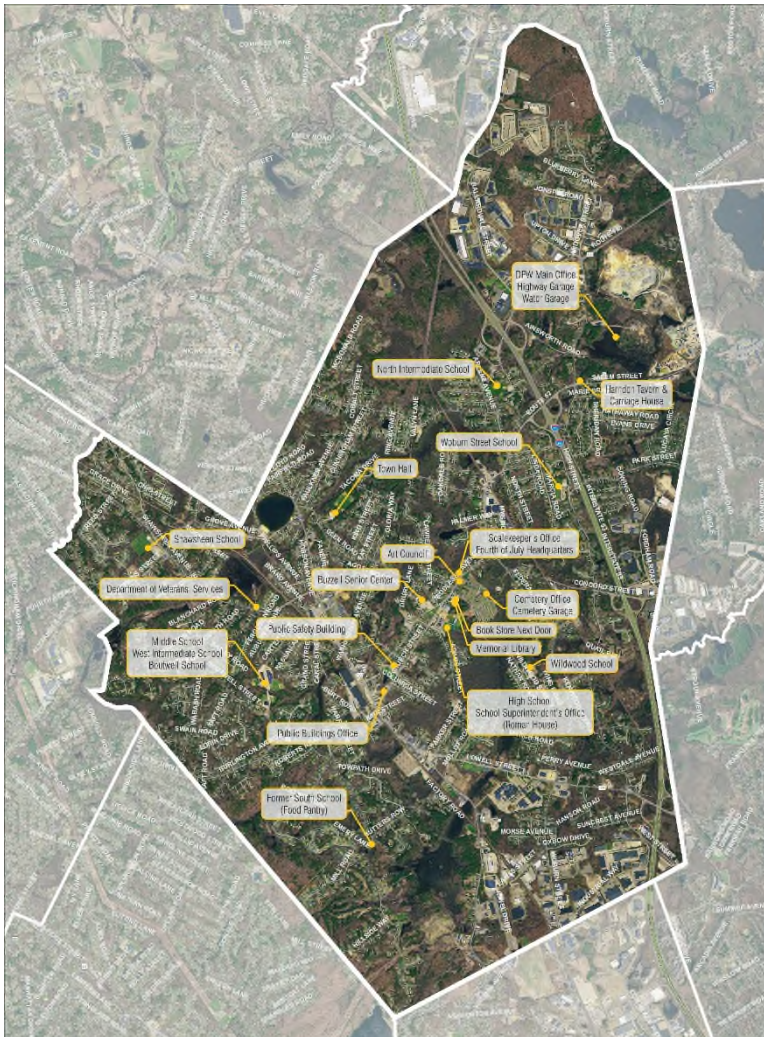
- Identified departments and their specific program uses
- Listed associated facilities supporting key municipal programs
- Described program by department or specific use
- Observed current program and/or space needs concerns
- Listed potential changes that would improve current program needs



PROGRAM EVALUATION AND PROJECTIONS

- Modest community growth
- Disproportionate growth of the senior populations
- Facility deficiencies
- Special programs and civic organizations





KEY FINDINGS

- For those Town services associated with serving the general population, a modest growth in demand can be expected in the future.
- The population of children is projected to decrease substantially in the decades to come, and the services for children (particularly the schools) are likely to experience decreasing demand over time.
- Services for senior citizens will increase disproportionately and significantly compared to the total population.



MUNICIPAL PROGRAM EVALUATION

- The space allocated for civic uses that are occupying some of the historic structures will be dependent upon the vitality and commitment of the organizations and the Town.
- The Town administrative and civic spaces in Town Hall poorly match the available space, and there are some unmet needs.
- The existing space allocated for the Department of Public Works is not expected to change significantly, but may increase marginally over time.
- The Town's infrastructure (roads and water supply) will not change significantly over time, in view of the relatively small growth that is projected.



MUNICIPAL PROGRAM EVALUATION

- The Fire Department facilities are fully used and cannot easily accommodate additional staff, equipment or operations without additional building and site space.
- The school administration office needs are misaligned with the spaces available in a converted house.
- The Police Department has unmet space needs associated with contemporary operating practices.



EDUCATIONAL PROGRAM EVALUATION

- The configuration of the schools and allocation of grades results in many transitions within the educational experience of the students, which is problematic.
- The size of some of the schools are below levels typically considered to be efficient and optimal.
- The allocation and size of the spaces in the schools is below accepted contemporary standards in some cases and will need to be considered in the event that the Town considers significant reconstruction, additions or expansion.



STUDENT ENROLLMENT 2005-2016 (PRE-K – GRADE 5)

2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
1,892	1,884	1,883	1,828	1,867	1,808	1,758	1,729	1,746	1,677	1,623

Source: Massachusetts School and District Profiles - Wilmington



PROJECTED STUDENT ENROLLMENT 2016-2021 (PRE-K – GRADE 5)

2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
1,618	1,607	1,612	1,581	1,628

Source: Enrollment and Class Size, Wilmington Public Schools, FY' 17 Superintendent Recommended Budget



WILMINGTON COMMUNITY SURVEY

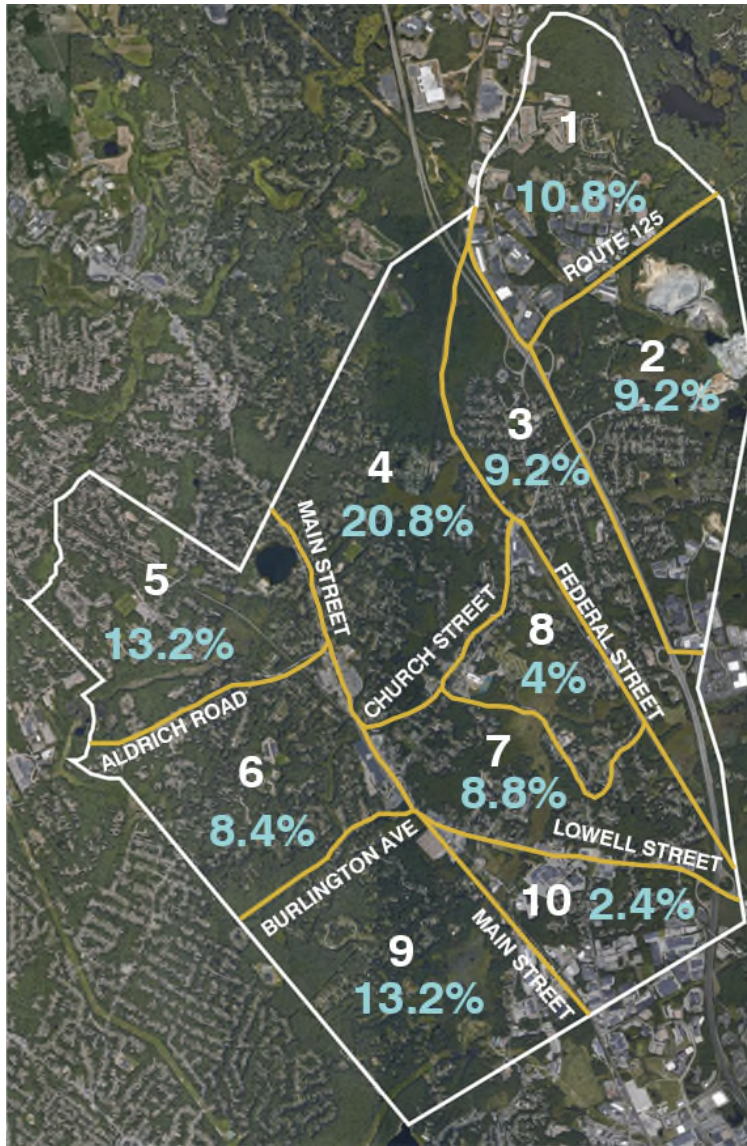
A TOTAL OF 461 SURVEYS WERE SUBMITTED



COMMUNITY SURVEY HIGHLIGHTS



THE MAP, INDICATE WHICH ZONE YOU RESIDE IN



20.8% ARE FROM AREA 4

13.2% ARE FROM AREA 5 AND 9

10.8% ARE FROM AREA 1





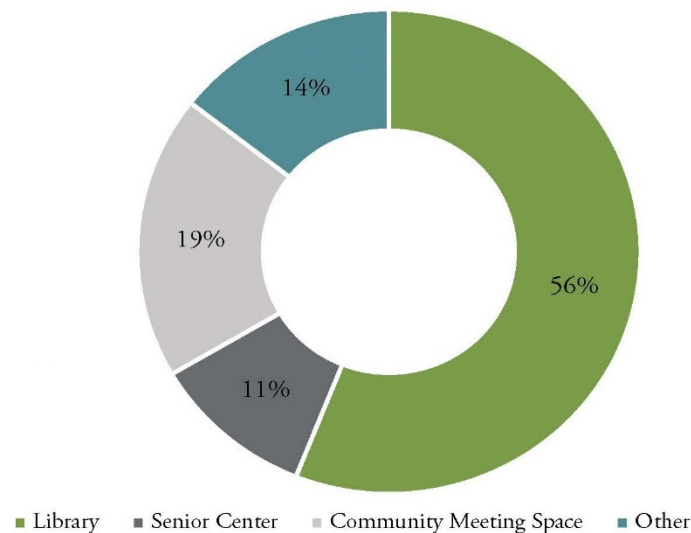
WHAT DOES “CIVIC SPACE” MEAN TO YOU

114 ANSWERED PUBLIC SPACE FOR THE WILMINGTON COMMUNITY

75 ANSWERED GATHERING SPACES FOR EVENTS, ENTERTAINMENT AND MEETING SPACE



WHICH OF THE FOLLOWING FACILITIES HAVE YOU VISITED A NEIGHBORING COMMUNITY TO ACCESS?



56% ANSWERED LIBRARY



WHICH TOWN **BUILDING OR SPACE** WOULD YOU RATE AS THE BEST?

106 ANSWERED WILMINGTON HIGH SHOOOL

72 ANSWERED WILMINGTON PUBLIC LIBRARY

61 ANSWERED WILMINGTON PUBLIC SAFETY



WHICH TOWN **BUILDING OR SPACE** WOULD YOU RATE AS THE WORST?

115 ANSWERED TOWN HALL

51 ANSWERED ROMAN HOUSE





HOW WOULD YOU RATE THE NUMBER OF **TRANSITIONS** FOR STUDENTS UP TO GRADE 5.

31% ANSWERED NOT BENEFICIAL

28% ANSWERED NEUTRAL



HOW WOULD YOU RATE **THE LOCATIONS** OF THE SCHOOL BUILDINGS FOR PRE-KINDERGARTEN THROUGH GRADE 5?

38% ANSWERED NEUTRAL

27% ANSWERED BENEFICIAL



WHAT CRITERIA IS DRIVING THE MASTER PLAN OVER THE NEXT 10 TO 20 YEARS



**FINANCIAL
IMPLICATIONS**



SERVICE



CITIZEN INPUT



**ACTIVATING
TOWN
COMMON**



WILMINGTON FACILITY MASTER PLAN	
we want to HEAR FROM YOU	
<i>What are your thoughts ?</i>	<i>What criteria do you think should be added ?</i>

COMMENTARY CARD

- Please give us your thoughts



MUNICIPAL FACILITY ALTERNATIVES



ALTERNATIVES

- The following municipal alternatives do not encompass all of Wilmington's facility inventory. The improvements and changes will apply and carry to all facilities later in the Master Plan.



F1

EXISTING ALLOCATION WITH IMPROVEMENTS

Extend the life of the existing facility, correct deferred maintenance items, and improve the quality of municipal functions through incremental renovations

F2

MUNICIPAL CAMPUSES A

Develop new building program to strengthen Town Common. Redevelop Town Hall site with consolidated municipal program.

F3

MUNICIPAL CAMPUSES B

Develop new building program to strengthen Town Common. Redevelop Town Hall site and Whitefield School site with consolidated municipal program.

F4

STRATEGIC ADDITIONS AND ALTERATIONS

Develop new building program to strengthen Town Common. Redevelop Town Hall site and Swain site with consolidated municipal program.



WE WANT TO HEAR FROM AS MANY
STAKEHOLDERS AS POSSIBLE

THE FLOOR IS OPEN FOR DISCUSSION



EDUCATIONAL FACILITY ALTERNATIVES



S1

EXISTING ALLOCATION WITH LIMITED IMPROVEMENTS

Extend the life of the existing facility, correct deferred maintenance items, and improve the quality of education spaces without building additions.

S2

EXISTING ALLOCATION WITH IMPROVEMENTS TO MEET CURRENT EDUCATION STANDARDS

Improve the existing buildings including **major renovation** and addition as required to meet current education standards that would be applicable to new facilities or major renovations. Building-wide ADA and code upgrades are anticipated.

S3

CONSOLIDATION INTO 4 ELEMENTARY SCHOOLS

Create 4 schools of relatively equal size, all housing pre-kindergarten (Pre-K) through grade 5. The extent of modifications is determinant on the existing condition of each remaining school.

S4

CONSOLIDATION OF PRE-KINDERGARTEN (PRE-K) - KINDERGARTEN (K) INTO ONE SCHOOL, OTHER GRADES INTO 3 SCHOOLS

Modify an existing school to create a single school for grades pre-K - K. Create 3 schools of relatively equal size, all housing grade 1 through grade 5. The extent of modifications is determinant on the existing condition of each remaining school.

S5

CONSOLIDATION OF PRE-K INTO 1 SCHOOL AND GRADES K-5 INTO 3 SCHOOLS

Modify an existing school to create a single school for grade pre-K. Then create 3 schools of relatively equal size, all housing grade K through grade 5. The extent of modifications is determinant on the existing condition of each remaining school.



WE WANT TO HEAR FROM AS MANY
STAKEHOLDERS AS POSSIBLE



THE FLOOR IS OPEN FOR DISCUSSION





NEXT STEPS

EVALUATION FALL 2016





PLEASE TURN IN YOUR FEEDBACK CARD

To Learn More about Wilmington's Facility Master Plan Please Visit

<http://www.wilmingtonma.gov/Pages/FMP/FacilityMasterPlan>

